



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, DECEMBER 21 , 2011 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER, Chair

BETH COONS Vice Chair
VINCE DIBELLA
BRAD ARNETT

CHELL ROBERTS
LISA HUDSON
SUZANNE JOHNSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the January 9, 2011 City Council meeting. At that time, City Council will establish January 23, 2011, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. **CONSIDER THE MINUTES FROM THE NOVEMBER 15, AND NOVEMBER 16, 2011 STUDY SESSIONS AND REGULAR HEARING:**

B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

- *1. **Z11-26 (District 1)** 2100 West 8th Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres). District 1. Rezone from PS and GC BIZ CUP to GC PAD. This request will allow the development of a stadium, team training facility, City recreation fields, and commercial development on the site. City of Mesa owner; (PLN2011-00276)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *2. **Z11-28 (District 5)** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). Rezone from RS-35 PAD to RS-15 PAD. This request will allow the development of a single-residential subdivision. US Development Land, LLC, Owner; Pew and Lake, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Continuance to January 18, 2012

- *3. **Z11-29 (District 6)** 6560 South Mountain Road. Located north of Pecos Road on the west side of Mountain Road (2.7± acres). Rezone from AG and LI CUP to HI and Site Plan Review. This request will allow the expansion of an existing industrial facility. MGC Pure Chemicals America, owner; Aaron Goodmansen, applicant. (PLN2011-00290)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMInor11-02 (District 5)** The 8400 to 9200 blocks of East McKellips Road (north to Hermosa Vista Drive) and the 8200 to 9200 blocks of East McKellips Road (south to McLellan Road). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designations for Parcels #10 and #14 at Mountain Bridge from HDR10-15 to MDR 4-6 (40± acres) and Parcels #1, #3, and #11 at Mountain Bridge from LDR 0-1 to MDR 4-6 (55± acres). This request will facilitate future development within the Mountain Bridge Planned Area Development. Pinnacle Ridge Holdings, L.L.C. owner; Paul Dugas, applicant. (PLN2011-00295)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

2. **Z11-30 (District 5)** The 8400 to 9200 blocks of East McKellips Road (north to Hermosa Vista Drive) and the 8200 to 9200 blocks of East McKellips Road (south to McLellan Road) (717± acres). Modifications to the existing PAD overlay for the Stonebridge Mountain Planned Area Development. This request will guide the future development of the Mountain Bridge Planned Area Development. Pinnacle Ridge Holdings, L.L.C. owner; Paul Dugas, applicant. (PLN2011-00295)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

3. **Z11-31 (District 5)** Parcel 7 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (39.77± acres). Rezone from RS-15-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. Pinnacle Ridge Holdings, L.L.C. owner; Paul Dugas, applicant. (PLN2011-00295)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

4. **Z11-32 (District 5)** Parcel 14/15 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (32.1± acres). Rezone from RS-15-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. Pinnacle Ridge Holdings, L.L.C. owner; Paul Dugas, applicant. (PLN2011-00295)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING SUB-AREA PLAN:

1. Central Main Plan

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval

F. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

Sunland Springs Memory Care: 2400 block of South Signal Butte (6.6± acres). (Council District 6)

Note: *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov*

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